

Application for non-material amendment following a grant of planning permission

Town and Country Planning Act 1990

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	51	Suffix	
Property Name 			
Address Line 1 Heol Y Nant			
Address Line 2 			
Town/city Baglan			
Postcode SA12 8ER			

Description of site location (must be completed if postcode is not known)

Easting (x) 275089	Northing (y) 191893
Description 	

Applicant Details

Name/Company

Title

Mr

First name

Christian

Surname

Lloyd

Company Name

Address

Address line 1

51 Heol Y Nant

Address line 2

Baglan

Address line 3

Town/City

Neath Port Talbot

Country

United Kingdom

Postcode

SA12 8ER

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

Agent Details

Name/Company

Title

Mr

First name

ian

Surname

lawthom

Company Name

PDS

Address

Address line 1

82 Clos Springfield

Address line 2

Talbot Green

Address line 3

Town/City

Pontyclun

Country

United Kingdom

Postcode

CF72 8FE

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- ☒ Yes
- ☐ No

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter, including the application reference number and date of decision in the sections below

Revised single storey extensions to rear, front and side elevations

The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises the Neath Port Talbot Local Development Plan (2011-2026) adopted January 2016.

It is considered that the proposal represents an appropriate form of development that would have no unacceptable impact on the amenities of neighbouring residents, visual amenity of the area or highway and pedestrian safety. Accordingly, the proposed development is in accordance with Policies BE1 (Design) and TR2 (Design and Access of New Development) of the Neath Port Talbot Local Development Plan.

It is further considered that the decision complies with the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

Reference number

P2020/1117

Date of decision

25/02/2021

For the purpose of calculating fees, which of the following best describes the original application type?

- ☒ **Householder development:** Development to an existing dwelling-house or development within its curtilage
- ☐ **Other:** anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Remove pitched roof from the approved application to the rear portion of the proposal directly over the kitchen dining room and provide a flat roof construction with lantern roof window to dimensions indicated in drawings

Please state why you wish to make this amendment

The rear pitched roof will reduce the impact to the neighbouring property number 52 removing the height of the gable to the pitched roof extension previously proposed. In addition the proposal of the lantern roof window allows adequate lighting to the kitchen/dining area required. Other elements of the proposal remain as the details and proposals within the previous Planning consent

Are you intending to substitute amended plans or drawings?

- ☒ Yes
- ☐ No

If yes, please complete the following details

Old plan/drawing numbers

EXISTING AND PROPOSED FLOOR AND ROOF PLANS DRAWING 1L20.200.1d
EXISTING AND PROPOSED ELEVATIONS DRAWING 1L20.200.2d
PROPOSED SIDE ELEVATION DRAWING 1L20.200.3

New plan/drawing numbers

Reference: PP-11142439

EXISTING AND PROPOSED FLOOR AND ROOF PLANS DRAWING 1L20.200.1e
EXISTING AND PROPOSED ELEVATIONS DRAWING 1L20.200.2e
PROPOSED SIDE ELEVATION DRAWING 1L20.200.3a

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☐ Yes
☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- ☐ Yes
☒ No

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you?

- ☐ Yes
☒ No

Declaration

I / We hereby apply for Non-Material Amendment as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Ian Lawthom

Date

24/03/2022